



COMMERCIAL REALTY SOLUTIONS  
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Albertville - Business

**FOR SALE**

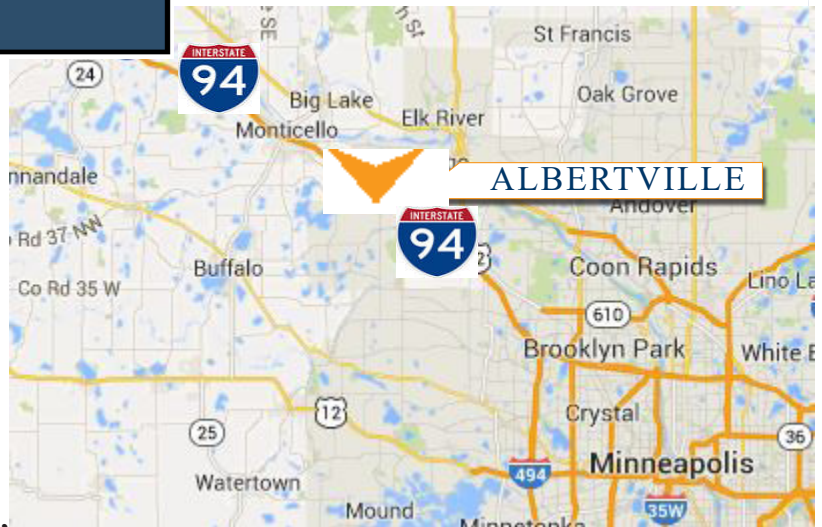
11440 C.R. 37 NE, Albertville, MN 55301

**Logo Apparel  
And  
Specialty Items  
Business For Sale**

**Well Established  
20+ Years  
Business!**

### PROPERTY INFORMATION

- \* Sales Price **\$225,000.00**  
(Price includes business and FF&E only)
- \* Leasing 3,500/sf
- \* Buyer to assume current lease  
(\$2,150.00/per month) NOTE: Seller has a  
Sub-Tenant leasing a portion of the space.
- \* Very active in the community
- \* Good Cash Flow
- \* Some current clients include: STMA, Rogers,  
Monticello
- \* Businesses in the area include:  
Shops and Stores at the Albertville Outlet  
Mall, Subway, 5 Guys Burgers, Premier  
Bank and much more!



**Contact:**

**Michael Colosimo**

**(612) 790-4096**

**MColosimo@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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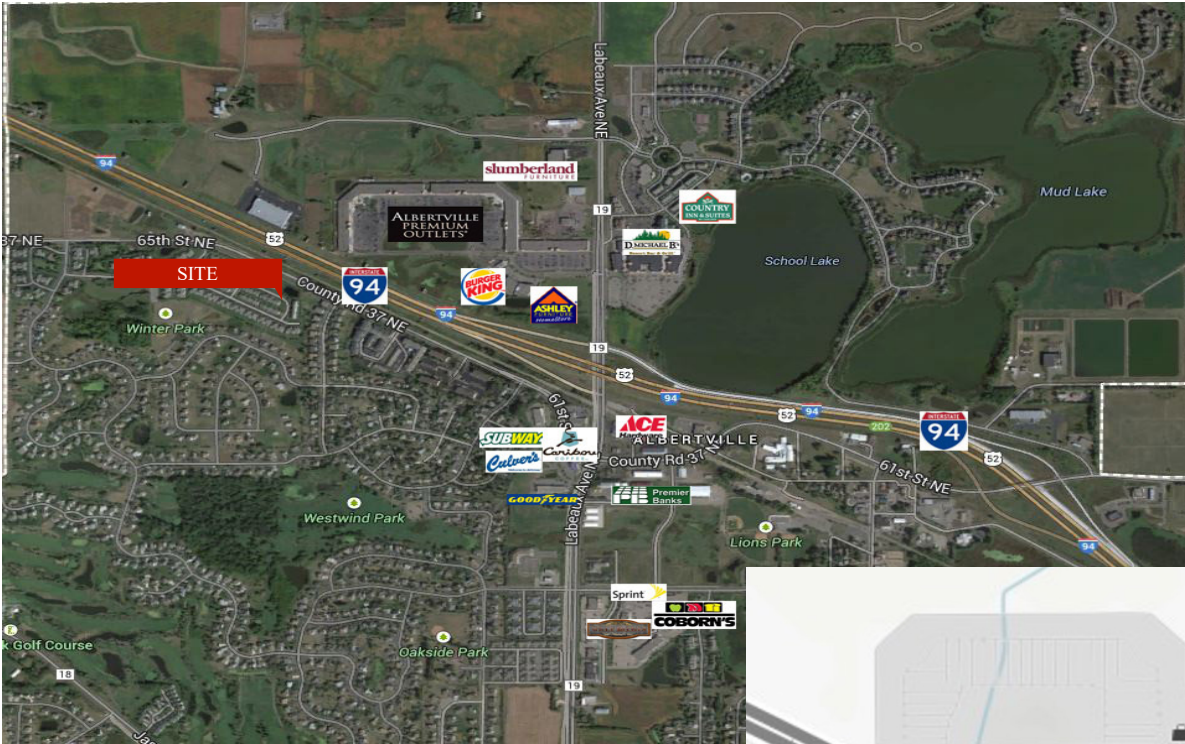
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## TRAFFIC COUNTS - 2017

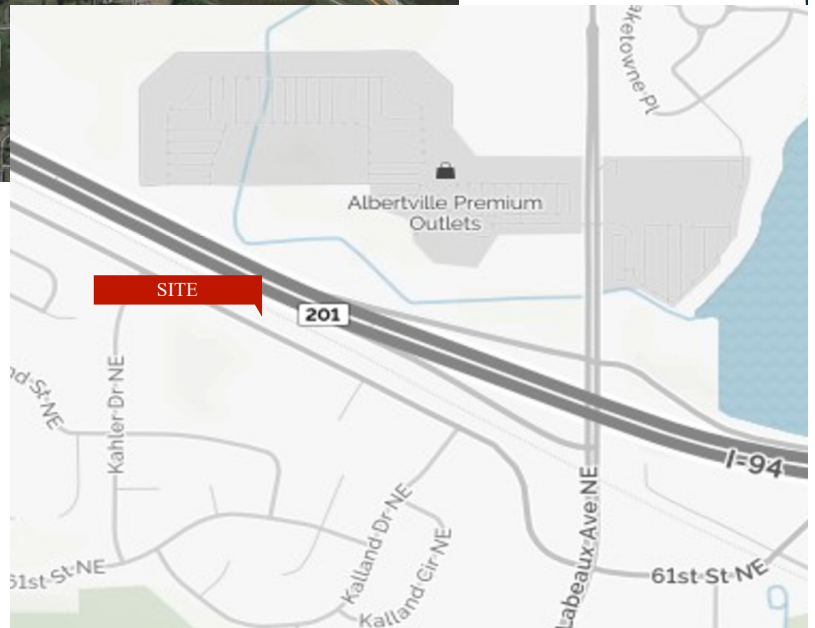
\* I-94 - 60,000 VPD

\* C.R. 37 - 7,200 VPD



### PROPERTY INFORMATION

- \* Business located on North side of County Road 37
- \* Minutes from the Albertville Premium Outlet Mall
- \* Convenient Location



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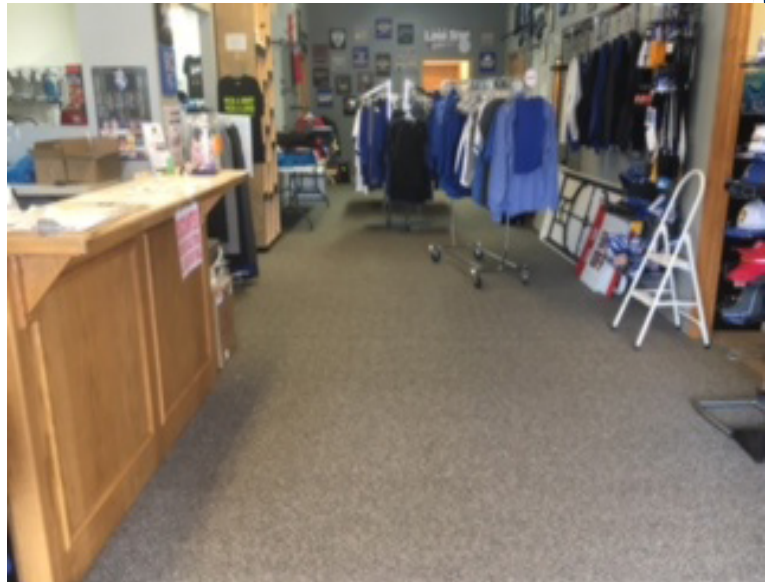
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Buyer to  
Assume  
Lease



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